

PiedmontProperty.com - Telephone: 0039 0173 529277 or 0039 3337464121 - client.info@piedmontproperty.com

Country Stone Cottage for sale in the Langhe region of Piemonte- near Alba , Langhe Hills
Reference: 8086 - Price: €199,000.

Property categories : [Business potential](#) : [Farmhouse and country house](#) : [Other](#) : [Ready to move into](#)



Charming Langhe Stone Cottage and gardens with ample space for a swimming pool. Tranquil location yet walking distance to the town , suitable as a vacation home with excellent rental potential or permanent home.

Area: Cuneo: Langhe

Building type:

Detached

Land size: 2000 sqm

Floors: 2

Bedrooms: 2

Bathrooms: 1

Parking: Yes and Private Driveway

Services: All services connected

Condition: Perfectly Restored

Location

Walking distance to a charming town this property is well located to enjoy the many delights of the local area.. To explore the prestigious and charming Unesco areas of Alba, Barolo, Barbaresco appreciating the world class cuisine and wines, or to explore the nature and countryside of the famous Langhe hills -great for for cycling, walking, trekking and not forgetting skiing and the Italian Riviera which are both less than an hour away.

Property Description

This old langhe stone cottage has been carefully and lovingly restored to a high standard.

The property offers charming accommodation over two floors

The restoration process has paid particular attention to preserve the character of the old property and has used high quality local materials

The property is accessed by its own private gated entrance.

The property currently provides very beautiful and luminous accommodation throughout

Ground Floor

Kitchen Fully equipped fitted kitchen with french doors that access the courtyard and gardens to the rear of the property perfect for alfresco dining.

Living room - Features white woodend beamed ceiling and a fireplace which also heats the first floor.

Wood staircase leads to the first floor -

First Floor

Large room with ample space to create a further bedroom, a delightful spacious room, with high wooden beamed ceiling, currently used as a relaxation / sitting room, this room enjoys beautiful views over the garden courtyard to the front of the property .

Its possibke to access both the front courtard and rear courtyard and garden areas by an external Langhe stone staircase.

Bathroom Well appointed room with shower

Utility Room

Bedroom 1 - double bedroom with high wooden beamed ceiling,

Courtyard area and Grounds

The grounds of this property are truly charming and are very interesting as on different levels.

There are a variety of mature plants, shrubs and a fruit orchard with cherry , plum , apple, andc cachi trees

There is a vegetable garden and row of vines too !

The land is bordered by a stream.

Ample space for s swimming pool.

The property many different terrace areas, perfect to enjoy or hide from the sun depending on the season.

A beautiful Langhe stone stairway meanders from the house down to the garden at the rear of the property and courtyard to the front.

The attention to detail follows through to the outside areas which are surrounded by original old stone walls. There is a wooden summerhouse in the garden .

An excellent investment opportunity - the property is suitable as a permanent home and also very interesting as a vacation retreat with excellent weekly vacation rental potential.

Property photos



PiedmontProperty.com - client.info@piedmontproperty.com - Tel: 0039 0173 529277 / 0039 3337464121